



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Memorandum

To: Town Council

From: Lydia Schauss, Town Planner

Emily L. Kyriazi, Town Manager & Zoning Administrator

Date: April 27, 2026

Re: Comprehensive Plan Update

In accordance with the Code of Virginia §15.2-2223 (*Comprehensive plan to be prepared and adopted; scope and purpose*) localities in coordination with the planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction. The Town of Haymarket does not have a current Comprehensive Plan, as such Town Staff have moved forward with analysis of surrounding regions and the adopted comprehensive plan to illustrate how neighboring jurisdictions respond differently to the same regional social and political macro forces such as growth, mobility, and economic change, based on identity, scale, and capacity for development.

Attached is a completed analysis of 10 Comprehensive Plans analyzed through 20 quantifying factors (Warrenton, Middleburg, Manassas, Occoquan, Herndon, Shenandoah County, Dale City, Strasburg, Purcellville, and Culpeper County).

This form of Cross-Plan Insights creates a clearer picture of the shared macro trends across Virginia including; Housing Pressure (even in rural areas, just expressed differently), Need for Economic Diversification, Balancing Identity vs. Change, Infrastructure Adaptation, and Increased Importance of Public Engagement in Planning Processes. By looking beyond the Town of Haymarket and Prince William County, Town staff can see beyond local bias, assumptions about growth, land use, or priorities, revealing alternative Comp Plan action approaches.



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Town Staff identified Warrenton, Manassas, and Occoquan as the most compatible to our Town due to shared characteristics and Strategy Response Type.

Warrenton functions as a close-knit, place-based community where interaction is hyper-local and social. Manassas is a connected, economically active small city with regional reach, working to connect with residents against the rising density. Occoquan is both a destination town and local village with interaction extending beyond residents to visitors, with a preservation first approach.

Town Staff will take next steps to turn these findings into a framework for The Town of Haymarket future Comprehensive Plan. Returning to the findings and asking questions such as;

1. How important is *this factor here*?
2. How well is it currently addressed in the Town of Haymarket?

Asking questions such as these gives a gap analysis. Town staff will be able to address what policies, guidelines, or community connections are missing, weak, or overemphasized locally. Utilizing these findings to formulate Town core priorities.